



Technical Support Business Unit
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

www.newark-sherwooddc.gov.uk

Strategic Housing - NSDC
NSDC
Department Of Environmental & Housing
Housing Section

Telephone: 01636 650000
Email: planning@nsdc.info

Date: 30th September 2020

Consultation Date: 31 March 2020

Proposal:	Residential development of 103 dwellings
Site Address:	Land At Eakring Road, Bilsthorpe Nottinghamshire
Planning Application Ref:	20/00873/FULM
Target Date for Decision:	November 2020
Case Officer:	Laura Gardner

You are invited to make comment on the above planning application. Please indicate below whether you support or object to the proposal. Your comments need to be with us by October **2020**.

Details of the case officer will be confirmed on our website within 48 hours.

Application details, including plans, site boundary (using 'Map' facility) and supporting information are available to view on our website at www.newark-sherwooddc.gov.uk/planningapplications. If this consultation relates to the renewal of an extant planning permission, please refer to documents associated with the previous application also available online (the previous planning application number is mentioned in the proposal).

Your comments can be submitted either online using the above website (if you are a registered user), by email to planning@nsdc.info or by post to the above address.

Please be aware, all information including signatures and contact details you provide will be publicly available.

In the event of an appeal against a refusal of planning permission, if the application refers to a 'householder application', any representations made this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

A copy of the decision notice and officer/committee report will be available on our website after the application has been decided.

Data protection and privacy:

We are committed to protecting your personal data and privacy. The personal information you provide will only be used by the Council, in accordance with General Data Protection Regulation (GDPR) 2016 and used for the purposes of determining the application.

All information including signatures and contact details you provide will be published (publically available) in full. You should also ensure that there are no third party references which could breach the privacy requirements of the GDPR.

Please see our website for further information regarding our privacy notice.

Support Proposal ☐ Object to Proposal ☐

Comments:

Summary

The Council's Affordable Housing Supplementary Planning Document (July 2014) (SPD) and subsequent Core Strategy (2019 seeks 30% affordable housing provision on all qualifying sites on proposals of 11 units and above. In line with Council policy therefore, 30 of the proposed 103 units are required for the purposes of affordable housing as described in the SPD.

I note that the applicant is offering 10% affordable housing on a discount for sale tenure which is unacceptable to the Council. Should the Council accept the viability argument, the following type and tenure is recommended for guidance on the proposal presented, however the applicants proposal does not concur with identified housing need and I recommend that the applicant enter into discussions with Planning and Strategic Housing to submit a proposal that relates to housing need.

<https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/housing/20170327Housing%20Needs%20SubAreaReport.pdf>

	Rent	Intermediate (S/O)	Discount for Sale	Total
2 Bed House/Bungalow	3	2	-	5
3 Bed	1	2	2	5
	4	4	2	10

Qualifying Thresholds for Bilsthorpe	11 units and above. Proposal sets out 103 units 30% affordable housing
No of affordable housing units	30 as per policy (I note that an offer of 10 per cent discount for sale dwellings has been made but is not acceptable)
Type of units i.e. an appropriate mix of house/flat/bungalow	The evidenced housing need (DCA Housing Needs Assessment 2014) suggests that smaller units in the affordable sector and larger units in the market sector represent the greatest need. The proposal demonstrates an oversupply of larger units.
Tenure Mix	60% social/affordable rent and 40% intermediate (Shared Ownership and dfs)
Design and Layout	Pepper potting recommended to avoid a concentration of social housing (clusters of 5 acceptable). The proposal is acceptable in this respect
Occupancy and Nominations	The Council will seek 100% nomination rights on the first lets/sales of all affordable homes, potentially dropping to 75% for subsequent re-lets
Local Connection Criteria/ Cascade	To apply local connection to Bilsthorpe followed by Rainworth, Farnsfield and Blidworth and then to the rest of the district
Phasing of Affordable Housing	Construction of the affordable housing to commence before 40% of the market housing is completed and should be available for occupation before 60% of the market housing is completed
Ownership and management	The Council expects developers to work with Registered providers for the purposes of delivering and managing the affordable housing

Introduction

Strategic Housing provide a response to the consultation referring to the Council's policies on affordable housing (Core Policies 1, 2 and 3 refers) and based on an evidence base including (but not exclusively) the 2014 Housing Market and Needs Assessment and accompanying Sub area report, lettings information from Newark and Sherwood District Council's Housing Register and if applicable a local parish housing needs survey.

Guidance is provided on the following:-

- The qualifying thresholds for affordable housing provision.
- Number of affordable housing units required on site (policy dictates 30%)
- Type of units i.e. an appropriate mix of house/flat/bungalow
- Tenure mix – i.e. social and affordable rent/intermediate housing (shared ownership)
- Design and layout – seeking to integrate the affordable housing as part of the overall mix (Pepper Potting)
- Occupancy and nominations – to ensure the Council secures the nomination rights
- Local connection guidance to ensure homes for local people (for the purposes of the S106)
- Phasing of the affordable housing as part of the overall scheme
- The Council's adopted Supplementary Planning Document: Affordable Housing (2013) seeks to secure on all qualifying sites 30% affordable housing (Core Policy 1). The qualifying threshold for Bilsthorpe is 5 or more dwellings or sites of 0.2 ha or above. Therefore the Council will seek 30 units of affordable housing on a scheme of 103 dwellings. (subject to viability).

Preferred Tenure

The overwhelming need in the district is for social rented accommodation, however, in the interests of meeting the needs of the residents and to promote a balanced housing market an element of intermediate housing will be considered. Further to analysing the housing need in the Bilsthorpe locality the proposed affordable tenure split for this site and each unit types should be 60% social/affordable rented and 40% intermediate housing. The proposal as it is presented does not reflect social housing need in the Bilsthorpe locality. Based on the proposal I would expect to see a scheme of the following tenures:-

	Rent	Intermediate (S/O)	Discount for sale	Total
2 Bed House/Bungalow	3	2	-	5
3 Bed	1	2	2	5
	4	4	2	10

Housing Need

The Council has a strong evidence base of housing need (DCA 2014 Housing Needs Survey/Arc4 2020 emerging housing needs survey and evidence from the Council's housing register.

The main demand for market housing in this area is for 2 bedrooms at 453 units (DCA survey) and 1 bedroom and 216. There is a small demand for 3 beds (50) and 4 beds (61). The emerging survey findings reflect in the main these figures. However, the Council is still in discussion to finalise these.

I note the evidence you have supplied and also the reference to demand for larger properties. Whilst I concur with the evidence in the main, there is still a demonstrable demand for smaller properties i.e. most of the searches for property in this area is for lower value dwellings. Evidence of the average income is provided at just over £30,000 per annum. This would indicate that properties in the region of £120,000 would be desirable for first time buyers.

I acknowledge the demand for larger properties that you are seeking, however a scheme that aligns with the housing need for a wider range of 1,2,3 and 4 beds in the market sector would be supported by Strategic Housing. The current proposal as it stands for 3 and 4 bedrooms does not provide for the wider community and their range of incomes.

Design Standards

With regard to the space/design standards the Council encourages developers, as per point 3.14 of the Affordable Housing Supplementary Planning Document, to meet the Homes and Communities Agency Design and Sustainability Standards for the affordable housing units, for reference a link to this document is below. The units should also not be distinguishable from the open market housing and dispersed (pepper potted) on the scheme. It is noted that no plot numbers have been identified and these should form part of the requirements of the S106 agreement if possible. In the absence of grant funding then discussions with the Council regarding the application of the standards should be commenced.

<http://www.homesandcommunities.co.uk/ourwork/design-and-sustainability-standards>

Registered Providers

It is preferable that the developer seeks to engage with a Registered Provider at an early stage. The Council currently works with the following providers, but not exclusively:-

- Nottingham Community Housing Association
- Derwent Living
- Waterloo Housing
- Metropolitan Housing Trust
- Longhurst Housing Group
- Framework, (Specialist provider)

Additional Information

In terms of phasing of the affordable housing on the site, reference should be made to point 3.28 of the Affordable Housing Supplementary Planning Document.

In terms of occupancy, nominations etc., reference should be made to point 3.30 of the Affordable Housing Supplementary Planning Document.

It is recommended that the District Council's Legal Services section provides advice on the drafting of the Section 106, in particular referring to the affordable housing requirements.

Signature:.. Jill Sanderson..... Date: 30th September, 2020.....

Designation:.. Housing Development Officer.....

sherwood sub-area

Key Findings

- The main property type is semi-detached at 46.8% and 50.4% of the stock has three bedrooms.
- 10.6% of existing households earn less than £10,000.
- 18.7% of concealed households earn less than £10,000.
- The overall over occupation level was around 4.1%, with the highest levels being found in the RP rented sector.
- The overall under-occupancy level was 45.7% (4,860 implied households).
- Newark and Sherwood Homes rented was the most sought after tenure for existing households moving but for concealed households the main preference was for private rented accommodation.
- The main type of property required by existing households moving is bungalow followed by detached. The main type needed for concealed households is semi-detached.
- In the market sector 50% of existing households require three bedrooms. All of concealed households need two bedrooms;
- In the social sector the main size of property required by existing households is two bedrooms, concealed households need is for one bedroom.
- Edwinstowe was the most popular location choice for both existing and concealed households.
- The main reason for choice of location for existing households was 'nearer family / friends', for concealed households it was 'better quality of area'.

Introduction

The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.

The table below shows the wards within the Sherwood sub-area.

Table 0-1

Sherwood Sub-Area

Sub-Area	Wards
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Sherwood	Edwinstowe
	Farnsfield & Bilsthorpe
	Ollerton
	Boughton

In the Sherwood sub-area, 1,550 resident households were sent a survey form and 303 responses were received, a response rate of 19.5%. This provided statistical confidence at the 95% level \pm 5.75% sampling error rate.

Current Housing Stock

The table below shows the tenure profile of the Sherwood sub-area.

Table 0-2 Sherwood Tenure Profile

Question 1

Tenure	%	N ^{os}	Newark and Sherwood %
Owner occupier - mortgage	32.3	3,442	34.8
Owner occupier - outright	36.9	3,942	35.3
Private rented	11.0	1,168	12.7
Newark and Sherwood Homes	12.7	1,347	11.2
RP rented	5.2	551	4.0
Shared Ownership	0.3	30	0.4
Tied to Employment	0.4	44	0.3
Living Rent Free	1.2	123	1.3
Total	100.0	10,647	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

69.2% of the housing stock in the Sherwood sub-area is owner occupied and 17.9% is in the social rented sector.

Table 0-3 Sherwood Type Profile

Question 2

Type	%	N ^{os.} implied	Newark and Sherwood %
Detached	40.8	4,307	45.7
Semi-detached	46.8	4,954	36.0
Terraced	9.9	1,045	12.5
Flat / maisonette	2.5	260	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	10,566	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

In terms of property type, the largest proportion of stock in the Sherwood sub-area is semi-detached houses at 46.8%. Detached houses account for 40.8% of the stock and 9.9% are terraced houses.

Table 0-4 Sherwood Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	5.5	582	5.2

Two Bedrooms	23.8	2,513	22.1
Three Bedrooms	50.4	5,323	45.0
Four Bedrooms	15.1	1,598	20.7
Five or more Bedrooms	5.2	551	6.9
Total	100.0	10,567	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

50.4% of the stock in the Sherwood sub-area contains 3 bedrooms, a higher proportion than the district level. 23.8% of the stock contains two bedrooms and 1 bedroom properties account for 5.5% of the stock. 20.3% contain 4 or more bedrooms.

Household Incomes

The tables below highlight the incomes of both existing and concealed households in the Sherwood sub-area in 2014..

Table 0-5 Incomes of Existing Households 2014

Question 16c

All Existing Households		
Annual income	%	Cum %
None	4.1	4.1
Below £10,000	9.5	13.6
£10,000 - £25,000	22.1	35.7
£20,001 - £27,500	23.0	58.7
£27,501 - £45,000	19.8	78.5
£45,001 - £60,000	8.1	86.6
£60,001 - £75,000	3.9	90.5
£75,001- £100,000	5.8	96.3
Above £100,000	3.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 0-6 Incomes of Concealed Households 2014

Question 40d

All Concealed Households		
Annual income	%	Cum %
None	0.0	0.0
Below £10,000	18.7	18.7
£10,000 - £20,000	31.3	50.0

£20,001 - £27,500	31.3	81.3
£27,501 - £35,000	18.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Note: no income data over £35,000

Under and Over Occupation

The table below shows the situation in the Sherwood sub-area in terms of under and over-occupation by tenure.

Table 0-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	53.5	5.8
Owner occupied no mortgage	68.8	0.7
Private rented	10.5	5.3
Newark And Sherwood Homes rented	3.2	6.5
RP rented	18.2	9.1
Shared ownership (part rent part buy)	50.0	0.0
Tied to your employment	100.0	0.0
Living rent free	0.0	0.0
All stock	45.7	4.1

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

The overall over-occupation level is around 4.1% (432 implied households). The highest level of over-occupation by tenure was found in the RP rented sector at 9.1%.

Under-Occupation

The overall under-occupation figure of was 45.7% (4,860 implied households).

Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 68.8%. However, the level in the owner occupied with mortgage sector is still high at around 53.5%.

The under-occupation level in the RP rented (18.2%) is lower in comparison to the all tenure average and the owner occupied forms of tenure.

The Housing Survey data estimated that there are around 143 social rented properties which are under-occupied by two or more bedrooms.

Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

Future Housing Requirements

The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

Tenure

The first table shows the tenure preference for households moving or forming in the next three years.

Table 0-8 Tenure of Property for households moving in the next three years
Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Owner Occupation	35.9	428	33.6	92
Private Rented	5.1	61	37.9	104
Newark and Sherwood Homes	45.5	542	28.5	78
RP Rented	13.5	160	0.0	0
Total	100.0	1,191	100.0	274

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

The main tenure needed by existing households moving in the next three years is Newark and Sherwood homes rent but for concealed households forming it is private rent.

Property Type

The table below shows the type of property required for both existing and concealed households.

Table 0-9 Type of Property for households moving in the next three years
Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Detached house	28.2	319	16.5	39
Semi detached house	22.1	250	83.5	197
Terraced house	0.0	0	0.0	0
Bungalow	36.2	408	0.0	0
Flat / Maisonette	5.7	65	0.0	0

Bedsit	0.0	0	0.0	0
Supported housing	7.8	88	0.0	0
Total	100.0	1,130	100.0	236

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

The main type of property required by existing households moving is bungalow followed by detached. The main type needed for concealed households is semi-detached.

Property Size

The table below shows the size of property needed in the market sector for existing and concealed households.

Table 0-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	0.0	0	0.0	0
2 bedrooms	36.1	177	100.0	158	51.8	335
3 bedrooms	50.5	247	0.0	0	38.2	247
4 bedrooms	13.4	65	0.0	0	10.0	65
Total	100.0	489	100.0	158	100.0	647

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

In the market sector just over half of existing households require three bedrooms. All of concealed households need two bedrooms.

The main size requirement overall is for two bedrooms at 51.8% and 38.2% for three bedroom units.

Table 0-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	19.7	138	100.0	78	27.7	216
2 bedrooms	64.5	453	0.0	0	58.1	453
3 bedrooms	7.1	50	0.0	0	6.4	50
4 bedrooms	8.7	61	0.0	0	7.8	61

Total	100.0	702	100.0	78	100.0	780
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Source: DCA Newark and Sherwood 2014 Housing Needs Survey

In the social sector the main size of property required by existing households is two bedrooms, concealed household need is for one bedroom only.

Over 80% of the overall requirement is for smaller units (one and two bedrooms).

The following table show the location preference for both existing and concealed households currently living in Sherwood and moving within the next three years.

Table 0-12 **Future Location Preference for Existing and Concealed Households**
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os.} implied (all choices)	% responses	N ^{os.} Implied (all choices)	% responses	N ^{os.} Implied (all choices)
Balderton	0.0	0	0.0	0	0.0	0
Newark	0.0	0	0.0	0	0.0	0
Southwell	23.0	418	7.4	27	20.4	445
Blisthorpe	2.7	50	10.6	39	4.1	89
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	4.8	88	7.4	27	5.3	115
Caunton	0.0	0	10.6	39	1.8	39
Collingham & Meering	0.0	0	0.0	0	0.0	0
Clipstone	1.5	27	0.0	0	1.2	27
Edwinstowe	31.2	564	28.3	104	30.5	668
Farndon	0.0	0	0.0	0	0.0	0
Farnsfield	18.5	337	7.4	27	16.7	364
Lowdham	0.0	0	7.4	27	1.2	27
Muskham	0.0	0	0.0	0	0.0	0
Ollerton	18.3	333	20.9	77	18.8	410
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	0.0	0	0.0	0	0.0	0
Winthorpe	0.0	0	0.0	0	0.0	0
Total	100.0	1,817	100.0	367	100.0	2,184

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

The data showed that Edwinstowe was the most popular location choice for both existing and concealed households, which is located within the Sherwood sub-area.

The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 0-13 **Reasons for Choice of Location by Sub-area**
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os.} Implied (all choices)	% responses	N ^{os.} Implied (all choices)	% responses	N ^{os.} Implied (all choices)
Always lived here	16.2	528	20.7	143	16.9	671
Nearer family / friends	32.4	1,061	15.0	104	29.4	1,165
New job / employment	2.7	89	13.3	92	4.6	181
Closer / easier to commute	6.5	212	9.4	65	7.0	277
Accessibility to public transport	4.2	136	5.6	39	4.4	175
Nearer / better shopping / leisure / entertainment	4.3	141	0.0	0	3.6	141
Quality of local schools	5.8	189	0.0	0	4.8	189
Retirement	6.4	208	5.6	39	6.2	247
Health / personal care reasons	2.7	87	0.0	0	2.2	87
Move from urban to rural location	1.3	43	5.6	39	2.1	82
Move from rural to urban location	1.3	43	0.0	0	1.1	43
Able to afford local housing	4.6	150	0.0	0	3.8	150
Greater availability of type housing sought	2.1	70	0.0	0	1.8	70
Better quality of area	9.5	309	24.8	170	12.1	479
Total	100.0	3,266	100.0	691	100.0	3,957

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

The main reason for choice of location for existing households was 'nearer family / friends'. The main reason for concealed households was 'better quality of area'.